

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING CASE 15-02
January 27, 2015**

Request	
Applicant: City of High Point	Owner: City of High Point
Zoning Proposal: To rezone approximately 8.2 acres.	From: RS-9 Residential Single Family-9 District (<i>City of High Point Extraterritorial Jurisdiction</i>)
	To: AG Agricultural District

Site Information	
Location:	Lying at the southwest corner of Kivett Drive and Kersey Valley Road.
Tax Parcel Numbers:	Guilford County Tax Parcels 0161052, 0161053, 0161078, 0161100, 0161102, 0161103, 0161105, 0161498, 0161505, 0161526 & 0161527.
Site Acreage:	Approximately 8.2 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is undeveloped and has no noteworthy features.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along Kivett Drive and a 12-inch City water line lies adjacent to the site in a 100-foot segment of Kersey Valley Road.
General Drainage and Watershed:	The site drains in a southeasterly direction toward Kersey Valley Road and development is subject to the Randleman Lake General Watershed Area requirements. Engineered stormwater measures are required for multifamily and non-residential development with an impervious surface area that exceeds 50% or more of the site and for single family developments with a gross density of one-dwelling unit per acre or more.
Overlay District(s):	Randleman Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	RS-9	Residential Single Family-9 District (<i>City of High Point Extraterritorial Area</i>)	Single family dwellings
	RS-40	Residential Single Family-40 District	
South:	AG	Agricultural District	Municipal landfill
East:	AG	Agricultural District	Municipal landfill (<i>across Kersey Valley Rd</i>)
West:	AG	Agricultural District	Municipal landfill

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The site has a Heavy Industrial land use designation. This classification includes the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #4: Ensure that all required public services and facilities are sequenced to meet demands of development; and Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.
Relevant Area Plan:	Not applicable
Community Growth Vision Statement	This request is not in conflict with the Community growth Vision Statement.
Zoning History:	<ul style="list-style-type: none"> The land area associated with the Kersey Valley Landfill was annexed into the City in December 1980. Since its annexation, this area has had an AG District zoning. In 2001, a 151-acre area to the southeast of the municipal landfill was annexed and granted a CU-AG District zoning in association with a Special Use Permit to allow a construction and demolition debris landfill. In March 2006, annexation and zoning approvals were granted to establish an AG District for 22.8 acres, lying at the southeastern corner of Kivett Drive and Kersey Valley Road for expansion of the landfill.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Kivett Drive Kersey Valley Road	Major Thoroughfare Local Street	530 ft. 975 ft.
Vehicular Access:	To be accessed from Kersey Valley Road		
Traffic Counts: (Average Daily Trips)	Kivett Drive	4,000 AADT (NCDOT 2013 count)	
	Kersey Valley Road	1,200 AADT (NCDOT 2013 count)	
Estimated Trip Generation:	No Information		
Traffic Impact Analysis:	Required		Comment
	<u>Yes</u>	<u>No</u> X	None
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

This zoning map amendment proposes to rezone 8.2 acres to an Agricultural (AG) District in order to allow for the expansion of an existing municipal landfill (City of High Point - Kersey Valley landfill). The 8.2 acres associated with this request is within the City of High Point's planning area and abuts the City's corporate limits to the east, west and south.

Staff Analysis

The AG zoning district has been established on the abutting parcels to the east, west and south, thus this request is consistent with the existing zoning pattern that has been established along the south side of this segment of Kivett Drive. Staff finds the following as it relates to this request:

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:

- ❖ Since 1983, the City's Land Use Map has designated parcels in this portion of the City's Planning Area and in the immediate area as Heavy Industrial in anticipation of future expansion of the landfill or similar higher intensity industrial uses in this area.
- ❖ In conjunction with special use permit approvals, the AG District allows a wide range of higher intensity industrial uses such as demolition debris landfills, recycling processing centers, solid waste disposal facilities, mining & quarrying and salvage yards. This request for AG District zoning is consistent with the City's adopted plans for land uses in this portion of the City's Planning Area.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of this request is reasonable and in the public interest because: 1) The request is consistent with the City's Land Use Plan; and 2) The zoning site is surrounded on three side by parcels within the City's corporate limits that have a AG District zoning designation. The requested AG District is consistent with the surrounding zoning and development pattern in this area and is in keeping with Goal #5 of the Land Use Plan to *"Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources...."*

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone 8.2 acres to the AG District. The request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

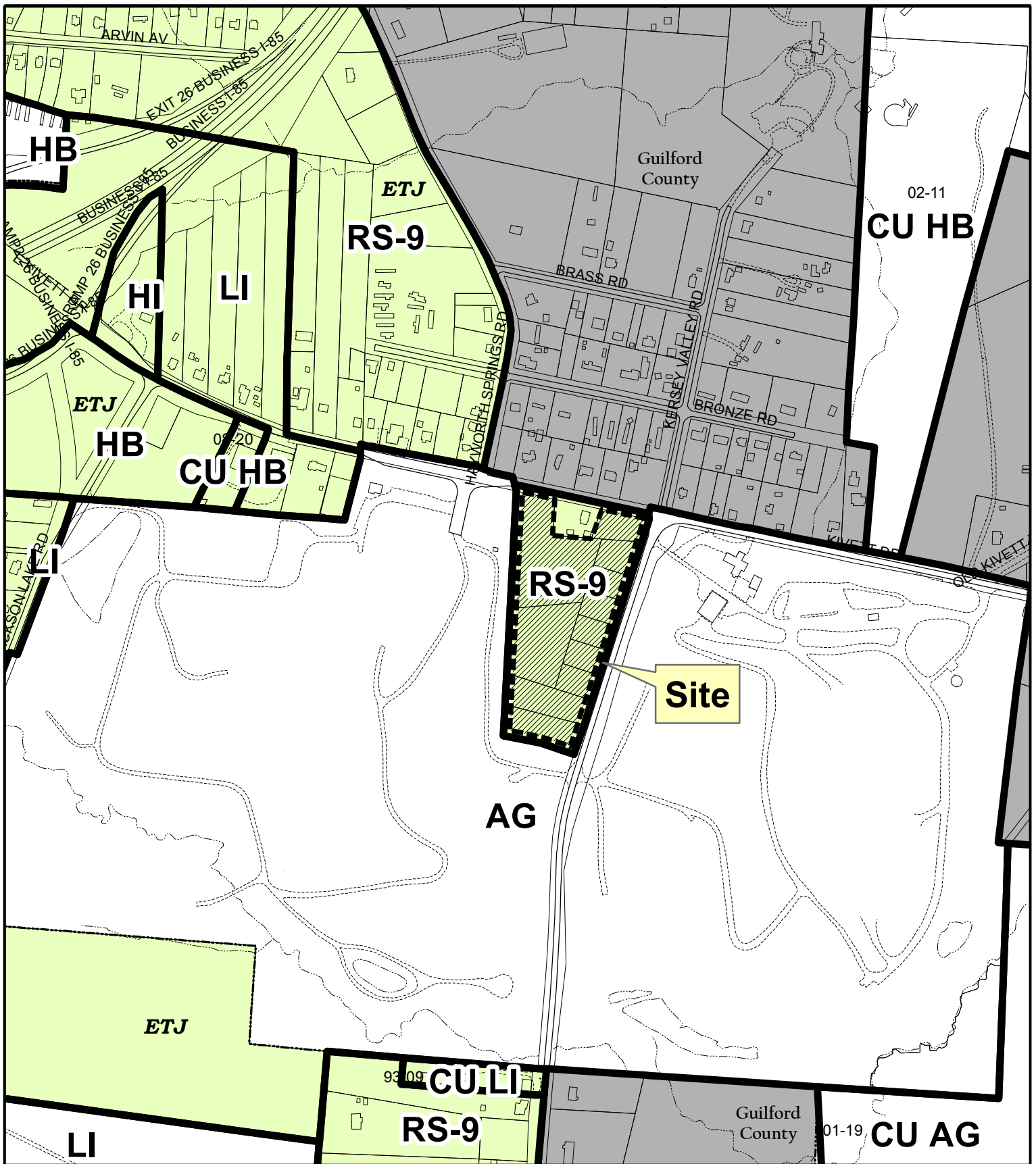
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 15-02

From: Residential Single Family-9
To: Agricultural

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

Planning & Development
Department

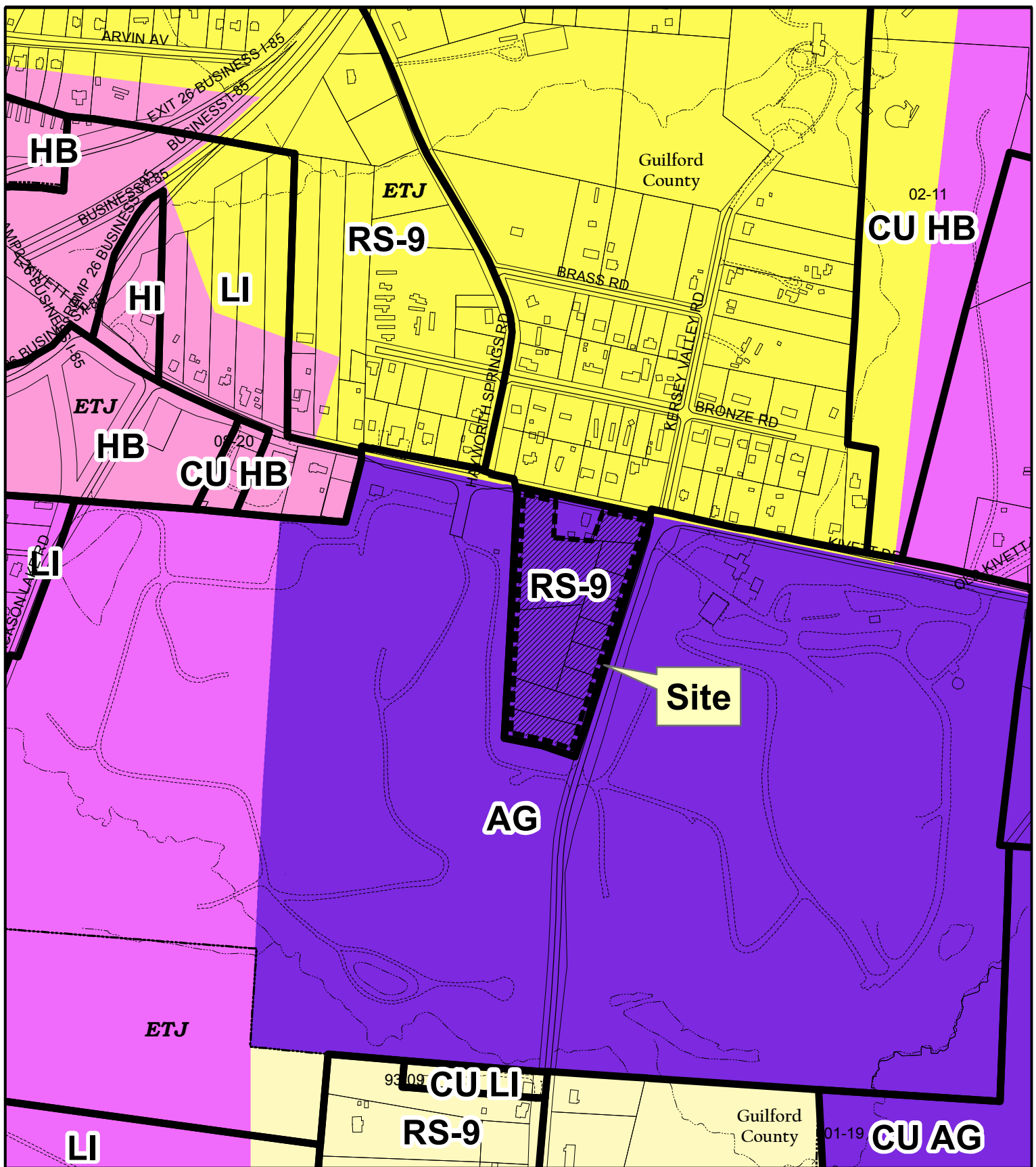
City of High Point

Date: January 9, 2015



Scale: 1"=500'

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2015/pz/z15-02.mxd



ZONING CASE 15-02

Land Use Plan

	Rural Development		Local/Convenience Commercial
	Low-Density Residential		Light Industrial
			Heavy Industrial

Planning & Development
Department

City of High Point

Date: January 23, 2015



Scale: 1"=500'

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ZONING CASE 15-02

Topography

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point

Date: January 16, 2015



Scale: 1"=500'

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ZONING CASE 15-02

